

## EXHIBIT “A”

### § 155.092 LANDSCAPING AND SCREENING STANDARDS.

(A) *Intent.* The standards of this Section promote public health, safety, and welfare by establishing minimum standards for the design, the construction, and the maintenance of landscape improvements for thoroughfares, open spaces, and development. The standards of this Section also enhance the overall aesthetic condition of the community and public realm with landscaping by: (i) visually coordinating the public and private realms; (ii) providing spatial definition to the public realm; and (iii) providing for screening of unsightly places and / or mitigation of visually incongruent conditions.

(B) *Applicability.* The provisions of this Section are the minimum standards for all proposed projects in all zoning districts. Where the provisions of this Section are in conflict with those of the D, S, FR, SE, or PD Districts, those of the D, S, FR, SE, or PD Districts shall govern. Where the D, S, FR, SE, or PD Districts are silent on landscaping issues, the provisions of this Section shall govern. The landscape plans required by this Section are subject to administrative approval by the Landscape Administrator. The Landscape Administrator may permit an alternate landscape practice if it is consistent with the provisions of this Section and furthers the public health, safety, and welfare and community aesthetics.

(C) *New Development.* For the purposes of this Section, “NEW DEVELOPMENT” shall be defined as any new construction on a vacant or an undeveloped lot or any addition to existing construction that expands the floor area by the lesser of thirty (30) percent or 3,000 square feet in any MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, or PD Districts. All landscaping for new development shall be brought up to the applicable standards of this Section within one (1) year from approval of the landscape plan. For any new development, the Landscape Administrator may not require that existing buildings, parking lots, retaining walls, or other visual screens be brought up to the applicable standards of this Section within one (1) year of approval of the landscape plan.

(D) *Landscape Plan Required.* A landscape plan shall be required for new development projects in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts prior to the issuance of any required permit. A landscape plan shall be prepared by a Registered Landscape Architect (“RLA”) and shall be submitted along with the applicable permit to the approving department for review. The Landscape Administrator may not require a landscape plan prepared by an RLA for new development or sites less than one (1) acre in area. No required permits shall be issued for building, paving, or construction until a landscape plan has been reviewed and approved by the Landscape Administrator. Prior to the issuance of a Certificate of Occupancy for any building or structure, all screening and landscaping shall be constructed or installed in accordance with an approved landscape plan.

(E) *Enforcement.* If at any time after the issuance of a Certificate of Occupancy or other license or permit required by the City, that the constructed or installed landscaping does not conform to the provisions of this Section, then the Director of Regulatory Compliance, or their designee, will issue notice to the property owner, the authorized representative of the property owner, or the tenant, describing the nature of the violation and identifying the action(s) required to fully comply with the provisions of this Section. If the landscaping is not installed or replaced as directed, the property owner, the authorized representative of the property owner, or the tenant shall be in violation of the provisions of this Section. Violations of this section shall be punished in accordance with section 10.99 of the Code of Mansfield, Texas.

(F) *Security.* Landscaping shall not impede the ability of pedestrians to look out, over, or into public areas (i.e., natural surveillance). Property owners and developers and their RLAs are encouraged to utilize the basic concepts of Crime Prevention Through Environmental Design (“CPTED”) when preparing landscape plans. The Landscape Administrator may consider basic concepts of CPTED as alternatives to landscape plant locations where security issues may be presented.

(G) *General Standards.* The following criteria and standards shall apply to all landscaping, landscape materials, and their construction and installation, in all zoning districts:

(1) All projects shall be sensitive to natural surroundings. Site designs shall minimize grading and follow the natural contours to the greatest extent. Graded slopes should be rounded and contoured to blend with the terrain.

(2) Landscape construction and installation shall be aesthetically pleasing and be consistent with the following principles and techniques:

(a) Property owners and developers are encouraged to construct and to install landscapes of plants native to the region, including drought-tolerant materials that can provide shade.

(b) Property owners and developers are encouraged to construct and to install landscapes that will provide spatial definition for the public realm (i.e., provide clear delineation between private and public space).

(c) Property owners and developers are encouraged to install a limited palette of tree species in order to achieve a unique visual identity for the community.

(d) Property owners and developers are encouraged to install and construct unique landscape improvements that will screen or mitigate conditions that are incongruent with visually harmonious and aesthetically pleasing development.

(e) Property owners and developers are encouraged to install and to construct high-quality landscape improvements that will mask surface parking lots from view while enhancing building architecture and urban design.

(3) Parking spaces and building mechanical equipment shall be prohibited within buffer yards, street landscape setbacks, and landscaped medians, islands, or areas. Decorative fences and walls, subject to review and approval by the Landscape Administrator may be considered as a part of the landscaping improvement if they are integrated into the landscape plan and provided that they do not adversely impact plantings.

(4) Signs and sidewalks are permitted in buffer yards, street landscape setbacks, and landscape medians, islands or areas in compliance with all other aspects of the City of Mansfield, Texas Code of Ordinances. Landscaping improvements shall be installed and constructed in a manner to prevent interference with signage; and, likewise, ground-based or monument-type signage shall be integrated into the landscape plan to ensure compatibility.

(5) No portion of the required landscape setback shall be located within the public right-of-way.

(6) Non-living landscaping materials such as wood chips and mulch may be used in, around, and under trees, shrubs, and other plants, unless otherwise required by the Landscape Administrator. Rock, crushed granite and gravel may be considered landscape materials if approved by the Landscape Administrator as part of a comprehensive site design, meeting aesthetics and functional criteria.

(7) Curbing or other protective devices or barriers shall be installed to protect landscape buffer strips and street landscape setbacks from vehicular encroachment. In order to accommodate drainage,

curbing does not have to be continuous. No motor vehicle shall be driven on any landscape buffer strip or street landscape setback.

(8) Landscaped medians or islands with raised curbs shall be used to define surface parking lot entrances; the ends of all parking aisles; the location and pattern of primary internal access driveways; and to provide pedestrians with refuge areas and walkways.

(9) Plant materials shall conform to the standards of the Recommended Plant List in this Section.

(10) During the months of June through August, only containerized trees may be planted, unless otherwise approved by the Landscape Administrator.

(11) Required trees are encouraged to be placed along the south and west sides of any residential property in the PR, SF, 2F, MH, MF-1, MF-2, D, S, and PD Districts in order to provide seasonal shade, sun, and temperature regulation and to encourage the conservation of energy used in buildings and structures through strategic shading and wind breaks.

(12) Grass seed, sod and other materials shall be clean and reasonably free of weeds and noxious pests and insects.

(13) The soil shall be prepared in a manner consistent with accepted planting procedures prior to the installation of sod, grass seed or other materials.

(14) In the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts, plastic, rubber or non-durable edging shall be prohibited. Concrete, metal, and other durable edging shall be provided between planting beds and other landscaped areas.

(15) Ornamental trees shall have three trunks or canes with a minimum caliper of one (1) inch per trunk as measured six (6) inches above grade at time of planting. Ornamental trees shall be selected from the Recommended Plant List in this Section.

(16) Ornamental trees shall have a minimum crown spread of fifteen (15) feet at maturity. Ornamental trees having a mature crown spread of less than fifteen (15) feet may be substituted by grouping the trees to create the equivalent crown spread of fifteen (15) feet.

(17) Canopy trees shall be a minimum caliper of three (3) inches as measured six (6) inches above grade and seven (7) feet in height at time of planting. Canopy trees shall be selected from the Recommended Plant List in this Section.

(18) Unless otherwise approved by the Landscape Administrator, tree plantings shall not include more than fifty (50) percent of the same tree species.

(19) Canopy trees shall have a minimum crown spread of twenty-five (25) feet at maturity.

#### (H) *Planting Standards.*

(1) Where trees are not able to stand on their own, trees shall be staked with an at grade root ball securing system. The system shall securely anchor the root ball, while allowing the trunk and crown to move naturally. The system shall not use materials and methods that penetrate or damage the root ball. Grade root ball securing systems must be removed after one growing season. Above grade staking systems

such as “T” posts with wires, hoses, straps, or guy wires wrapped around the tree trunk, shall not be allowed unless authorized by the Landscape Administrator.

(2) Non-dwarf variety shrubs shall be a minimum of three (3) feet in height measured above grade at time of planting. Dwarf variety shrubs shall be a minimum of two (2) feet in height measured above grade at time of planting.

(3) Hedges required by the provisions of this Section shall be planted and maintained to form a continuous, unbroken, solid visual screen of three (3) feet in height measured above grade within eighteen (18) months of planting. The design of the plantings may meander or curve within the required landscape setback or buffer yard.

(4) Landscaping, except required grass and low ground cover, shall not be located closer than three (3) feet from the edge of any parking space.

(5) Evergreen vines not intended as ground cover shall be a minimum of two (2) feet in height measured above grade at time of planting.

(6) Grass areas shall be sodded, plugged, sprigged, hydro-mulched, or seeded, except that solid sod shall be used on slopes and in swales or when necessary to prevent erosion. Grass areas shall be established with complete coverage within a six-month (6) period from planting, and shall be re-established, if necessary, to ensure grass coverage of all areas.

(7) Grass or ground cover planted in the street landscape setback shall extend to the street pavement or curb.

(8) Ground cover used in-lieu-of grass shall be planted in such a manner as to present a finished appearance and reasonable completed coverage within one (1) growing season.

(9) All landscaped areas shall be irrigated in accordance with the requirements of this section. Natural areas or areas identified as “no disturbance zones” need not be irrigated.

(10) Earthen berms with small vertical differentials may have side slopes not to exceed three-to-one (i.e., three feet of horizontal distance for every one foot of height). Earthen berms with larger vertical differentials shall be reviewed by the Landscape Administrator and such review shall be coordinated with the City Engineer for appropriate slope criteria. All berms shall contain necessary drainage provisions and be approved by the City Engineer.

(11) The Landscape Administrator approves the placement of all trees. With the exception of street trees, trees shall be planted as far away from public utility lines as possible while still within the required landscape area, unless approved by the Landscape Administrator and the City Engineer. If the tree planting is approved, the Landscape Administrator may require alternative-planting methods including, but not limited to, the use of root barriers, may be required.

(12) Where overhead utilities exist or are planned, ornamental trees may be required by the Landscape Administrator, rather than large canopy tree plantings, at a replacement density of two ornamental trees for each required canopy tree. No tree which has a mature height of twenty-five (25) feet or greater shall be planted beneath an existing or proposed overhead utility line.

(13) Landscaping may be situated on or within a public utility or drainage easement provided that the plantings or improvements shall first be approved by the Landscape Administrator before their construction or installation, and that the City and any public utility service provider, shall have the right to remove temporarily or permanently all or a part of any plantings or improvements which may endanger or interfere with its respective systems within said easement and shall not be liable for damages or replacement of such growths or improvements.

(14) For mature trees overhanging or adjacent to streets, fire lanes or other access ways, a minimum fourteen (14) foot vertical clearance shall be maintained.

(15) For mature trees overhanging or adjacent to walkways and paths, a minimum nine (9) foot vertical clearance shall be maintained.

(16) All trees, plantings, and plant materials shall conform to the greatest extent with the best management practices and techniques for planting and pruning, American National Standard Institute (ANSI A300).

(17) The property owner, the authorized representative of the property owner, or the tenant shall be responsible for mowing and maintenance of earthen berms.

(18) All landscaping shall be maintained in a healthy and growing condition at all times. The following Landscaping Maintenance Note shall be placed on each landscape plan: “**Landscaping Maintenance:** *The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.*”

(19) *Obstruction Prohibited.* No planting, retaining wall, fence, or other visual screen shall be constructed or installed so that it obstructs the vision of a motorists or cyclists approaching any thoroughfare, alley, or intersection. For the purposes of this provision, visual obstruction shall be deemed as any planting, retaining wall, fence, or other landscape construction or installation that is taller than thirty-six (36) inches above ground level at the property line, except for single trees having single trunks, which are pruned to a height of seven feet (7') above ground level.

(20) *Visibility Triangle Required.* No planting, retaining wall, fence, or other visual screen shall be constructed or installed so that it obstructs the vision of motorists or cyclists approaching any street or driveway intersection. At all thoroughfare or driveway intersections, clear visibility shall be maintained across the lot for a proper distance along both thoroughfares and driveways as required by the Mansfield Roadway and Access Management Design Criteria.

(I) *Xeriscaping.* For the purposes of this Section, “XERISCAPING” is defined as a method of landscaping that emphasizes water conservation, accomplished by following sound horticultural and landscaping practices, such as planning and design, soil improvement, limited turf areas, use of mulches, use of low-water demand plants, efficient irrigation practices and appropriate maintenance. The use of xeriscaping is intended to promote prudent use of the City’s water resources and reduce the need for additional water system infrastructure and to help ensure viability of required plantings during periods of drought. All landscaping shall comply, where feasible, with the following requirements designed to reduce water usage:

(1) Required plant materials shall be selected from those identified as native plants, and those that have been adapted to the local climate and conditions. Native plants and planting practices are identified through the “Texas SmartScape” program as published by the North Central Texas Council of Governments Regional Storm Water Management Program.

(2) Where specific conditions reduce the likelihood that these plant materials will survive, alternative plants may be provided, subject to review and approval by the Landscape Administrator.

(3) Plants not recommended in the “Texas SmartScape” program are subject to the review and approval of the Landscape Administrator. The Landscape Administrator may require the applicant provide additional information related to the hardiness, adaptability and water demands of the plant(s) when used.

(4) For maximum reduction in water usage, xeriscape plants should not be interspersed in plant massings with plants requiring higher water usage. Property owners and developers are encouraged to design irrigation systems and watering schedules that supply the appropriate amount of water for plantings, without overwatering.

(5) Permeable pavement in low-traffic areas or overflow parking may be approved by the Landscape Administrator and by the City Engineer where conditions are favorable to filter storm water and reduce run-off. Adequate strength of the permeable pavement must be proven by the applicant to ensure pavement life.

*(J) Irrigation.*

(1) All new development shall be irrigated by an underground irrigation system that may include a drip irrigation system. This irrigation system shall adhere to the manufacturers’ specifications and the rules and regulations established by the Texas Commission on Environmental Quality (TCEQ), or its successor agency, and the provisions set forth in Chapter 54 of the City of Mansfield, Texas Code of Ordinances (Water Demand Management and Drought Contingency Plan).

(2) All underground irrigation systems in the public right-of-way, including medians and parkways, shall be subject to review and approval by the City Engineer.

(3) All underground irrigation systems shall be designed by an irrigator licensed by the State of Texas.

(4) All underground irrigation systems shall be designed and installed and be maintained, altered, repaired, serviced, and operated in a manner that will promote water conservation as defined by Chapter 54 of the City of Mansfield, Texas Code of Ordinances (Water Demand and Drought Contingency Plan).

(5) All new development in the PR, A, SF, 2F, and MH Districts in which the first plat was approved on or before November 12, 2012, shall be exempt from the requirements of this division (H).

*(K) Walkability.* All new development in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts shall integrate walkways and other pedestrian paths into the required landscape plan. Walkways and other pedestrian paths shall comply with the following:

(1) At a minimum, walkways and other pedestrian paths shall be integrated into new development as follows:

(a) For a new development proposing a single building, walkways and pedestrian paths shall be connected to those existing or proposed on adjacent lots or parcels of land, and to sidewalks along the street wherever possible.

(b) For a new development proposing two or more buildings, sidewalks, walkways, and pedestrian paths shall (i) be connected to those existing or proposed on adjacent lots or parcels of land, and to sidewalks along the street wherever possible, and (ii) shall provide direct pedestrian connections to the entrance of each individual tenant space on the ground floor, to passive space, and to other civic and open spaces to increase pedestrian activity.

(2) Walkways and pedestrian paths shall be appropriately landscaped with trees, plantings, planting beds, ground covers, benches, and similar subject to review and approval by the Landscape Administrator. The sidewalks, walkways, and pedestrian paths may be intersected by vehicular drives internal thoroughfares and driveways.

(3) Unless otherwise approved by the Director of Planning or designee to match existing sidewalks, walkways and pedestrian paths shall be a minimum of six (6) feet in width and shall extend along the entire length of the exterior wall of building having at least one (1) building entrance for pedestrians. In addition, other walkways and pedestrian paths shall be constructed as appropriate to bring customers from parking areas to the customer entrance should be provided.

(4) All walkways and other pedestrian paths shall maintain a minimum unobstructed width of three (3) feet, unless otherwise approved by the Director of Planning or designee.

(5) To the extent possible, the portion of a building façade at the ground floor shall provide any combination of arcades, awnings, canopies, or other similar shading structures subject to the review and approval of the Director of Planning or designee to protect building entrances and adjacent outdoor spaces from sun, rain, and other natural conditions.

(6) The pavements of such sidewalks, walkways, and other pedestrian paths shall be brick, cobble, concrete, stone, or other similar material. Walkways and pedestrian paths in surface parking lots shall be differentiated from parking area pavement through a change in surface texture, material, style, and / or color.

(a) Pavement strength must be at least equal to the adjacent pavement.

(b) Porous paving materials in order to increase stormwater infiltration on the site may be used subject to the review and approval of the Landscape Administrator.

(7) Pathways intended for joint pedestrian and bicycle use shall have a minimum pathway width of ten (10) feet, unless otherwise approved by the Director of Community Services.

(8) Notwithstanding the above, buildings dedicated to arts, culture, education, government, and places of worship shall provide internal pedestrian walkways appropriate to their traffic circulation patterns (i.e. pick up and drop off areas); where they connect to neighborhoods; and as needed for multiple ingress and egress points to their type of land use.

(9) The design and the construction of all walkways and pedestrian paths shall conform to all provisions of the Americans with Disabilities Act (ADA) Guidelines.

(L) *Aesthetics and Passive Space*. All new development in the MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE, and PD Districts shall provide an elevated aesthetic and passive space.

(1) All buildings dedicated to arts, culture, education, government, and places of worship shall be exempt from the provisions of this Subsection L.

(2) All new development shall dedicate a minimum of ten (10) percent of the total building floor area to passive space. Passive space shall be entered directly from a thoroughfare, a walkway or other pedestrian path, or a civic or open space.

(a) Passive space may be enclosed with a fence, hedge, or wall.

(b) Passive space shall be paved in brick, concrete, gravel, or grass.

(c) Passive space shall be maintained by the property owner, the authorized representative of the property owner, or the tenant(s).

(d) Passive space shall have benches and two or more of the following program elements:

1. Concert space.

2. Dog park.

3. Festival.

4. Fountain.

5. Furniture games.

6. Multi-activity area.

7. Outdoor dining.

8. Performance space.

9. Public art.

10. Water feature.

11. Other similar activities and architectural features subject to the review and approval of the Director of Planning or designee.

(3) Each area, focal feature, or amenity shall be sized appropriately to fit the design, activity, occupants and population of the development.

(4) These areas, focal features, or amenities shall have direct access to the internal pedestrian walkways and shall not be constructed of materials that are inferior to the principal materials of the building and landscape.



(5) When reviewing passive space designs for compliance with the provisions of this Subsection L, the Director of Planning or designee may permit sharing of program elements and activities for master-planned new development in the OP, C-1, C-2, C-3, I-1, I-2, FR, SE, and PD Districts.

(M) *Application Procedure.* A landscape plan shall accompany an application for a building, paving, or construction permit for new development in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts and shall be submitted to the appropriate department for review in accordance with the specified submittal requirements. The landscape plan shall provide the following information:

- (1) Appropriate title and page numbers;
- (2) Title block to include the street address, lot and block numbers, subdivision name, city, state and date of preparation;
- (3) Name and address of property owner;
- (4) Name and address of person preparing plan with proof of qualifications;
- (5) Written and graphic scale at a minimum of 1" = 40' or greater;
- (6) North arrow;
- (7) Boundaries of the area covered by the landscape plan with dimensions;
- (8) Location and size of existing or proposed public or private streets or alleys;
- (9) Location of existing or proposed structures, pavement, walkways, and driveways;
- (10) Location of existing or proposed easements;
- (11) Location of existing or proposed drainage ways, and significant natural features;
- (12) The width of all required or proposed landscape buffer yards shown and labeled;
- (13) The width of all required or proposed landscape setbacks shown and labeled;
- (14) The size and type of all screening, included construction details, shown and labeled;
- (15) Location, size and species of all trees to be preserved with protection measures identified on plans;
- (16) Location, quantity, size and name of all proposed landscape features, including plants, paving, benches, screens, fountains, statues, earthen berms, ponds (to include depth of water), topography of the site and any other proposed feature;
- (17) Maintenance note, see division (F)(18).
- (18) Enhanced pavement proposed labeled;
- (19) Berms delineated with one (1) foot contour intervals.

- (20) Irrigation sleeves on the landscape, irrigation, paving and site plans.
- (21) Parking calculations to determine the number of trees required in the parking areas.
- (22) Landscape calculations to explain how the numbers and types of plants were determined.
- (23) Any other pertinent information deemed necessary by the Landscape Administrator or City Engineer.
- (24) Plant list shown in a similar format as shown in division (CC), "Recommended Plant List."

(N) *Buffer Yard and Screening.* All new developments, except those in the D and S Districts, are required to provide buffer yards and screening in accordance with the provisions of this subsection. However, in the D (e.g., D-2, D-3, and SD-1) and S (e.g., T-4, T-5, and T-6) Districts only, all permitted mixed-use and other non-residential development shall comply with the applicable provisions for the C-2 District where abutting any property zoned as PR, A, and SF District. For all permitted mixed-use and other non-residential development in the D (e.g., D-2, D-3, and SD-1) and S (e.g., T-4, T-5, and T-6) Districts abutting a single-family residential (detached) lot, the applicable provisions for the C-2 District shall also apply.

(1) For the purposes of this Section, a "BUFFER YARD" is defined as a strip of land, together with a specified amount of plantings and any structures that may be permitted or required between land uses to eliminate or minimize conflict between the uses.

(2) Buffer yards shall be located within and along the outer perimeter of a lot or boundary line and entirely on private property. No part of any visual screening shall be located in public right-of-way.

(3) Only those structures used for buffering and / or screening purposes shall be located within a buffer yard. The buffer yard shall not include any paved area, except for pedestrian sidewalks or paths or vehicular drives that may intersect the buffer yard and which shall be the minimum width necessary to provide pedestrian or vehicular access.

(4) The Landscape Administrator in coordination with the City Engineer may review and approve an alternative type, location or configuration of buffer yard or visual screening to avoid potential interference with public utilities or flood water conveyance. The alternative recommendation shall meet the intent of this section to screen or buffer uses. Wood fencing or chain link fencing are not permitted alternatives. Preservation of existing natural areas and vegetation may be considered as alternatives to separate incompatible land uses.

(5) Trees, shrubs, and ground cover shall be planted in the buffer yard by the developer or owner of the developing property according to the type of buffer yard required.

(6) To determine the type of buffer yard and screening required, the developer must know the zoning and proposed use of his property and the zoning and existing use of any adjacent properties. The developer must first find either the zoning or proposed use of the property being developed in the first column of the table below, then look for the zoning or existing use of any adjacent property in the top row of the table. The types of required buffer yards and required screening are listed horizontally across from the proposed use or zoning of the property being developed and under the corresponding column heading depicting the zoning or existing use of the adjacent properties.

(7) Types of Required Buffer Yards and Screening:

	SF, 2F, PR w/Res	MF, Townhouse	OP, C-1, C-2	C-3, I-1, I-2	Existing Church, School, or City Use	Vacant PR	MH
SF, 2F, PR w/Res	NA	NA	NA	NA	NA	NA	NA
	NA	NA	SW8**	SW8**	WF6	NA	NA
MF, Townhouse	BY50	BY10	BY10	BY10	BY10	BY50	BY10
	SW6	NA	SW6**	SW6**	SW6	NA	SD6
OP, C-1, C-2	BY20	BY10	BY10*	BY10*	BY10	BY20	BY10
	SW8	SW6	NA	NA	SW6	NA	SW6
C-3, I-1, I-2	BY30	BY10	BY10*	BY10*	BY10	BY30	BY10
	SW8	SW6	NA	NA	SW6	NA	SW6
Church, School, or City Use	BY10	BY10	BY10	BY10	BY10	BY10	BY10
	SD6	SD6	NA	NA	NA	NA	NA
MH	BY20	BY10	BY10	BY10	BY10	BY20	BY10
	SD6	SD6	SW6**	SW6**	SD6	SD6	SD6

\* Tree plantings are reduced by 50%. When plantings are reduced, trees must be staggered between properties.

\*\* Not applicable if adjacent property is vacant.

PR w/Res means a lot or tract that is zoned PR and occupied by a residential use.

(8) BY10: Minimum 10 (10) foot wide buffer yard with one tree planted for every twenty-five (25) linear feet or portion of said landscape buffer strip.

(9) BY20: Minimum twenty (20) foot wide buffer yard with one tree planted for every twenty-five (25) linear feet or portion of said landscape buffer strip.

(10) BY30: Minimum thirty (30) foot wide buffer yard with one tree planted for every twenty-five (25) linear feet or portion of said landscape buffer strip

(11) BY50: Minimum fifty (50) foot wide buffer yard with a double row of plantings. One row shall contain deciduous canopy trees placed at one (1) tree per fifty (50) linear feet. A second row shall contain evergreen canopy trees placed at one (1) tree per fifty (50) linear feet.

(12) Buffer yards are not required within the same multi-family residential, town home or manufactured home subdivision on separately platted lots.

(13) Where the adjacent property is in a Planned Development District, the required buffer yard and screening shall be determined by the uses permitted in the Planned Development District that abut the property being developed.

(14) When a lot line is adjacent to two zoning districts, the required buffer yard shall comply with the more restrictive requirement.

(15) Existing manufactured home rental communities or subdivisions are exempt from the buffer yard requirements.

(16) For developments in the I-1 and I-2 Districts, which are not abutting any properties in a residential zoning classification or a PR District classification that is occupied by a residential use, the required buffer yard may be waived in lieu of a designated landscaped area of at least ten (10) percent of the total lot area. This landscaped area shall contain additional plant materials to enhance customer walkways, building fronts, outdoor seating areas or other similar areas preferably in front of or to the side of buildings or in parking areas.

(17) When a shared drive or building is situated along or over a common property line, the Landscape Administrator may allow a substitute of either

(a) a drive aisle median strip adjacent to the shared drive as described later in this section; or

(b) require a landscape area with the equivalent square footage and trees as in the required buffer yard to be placed anywhere else on the site in addition to all the other required landscaping.

(18) A seven and one-half (7.5) foot screening wall construction and maintenance easement shall be provided by the developer of any residential development submitted after the approval date of this ordinance that abuts non-residential zoning in order to facilitate the construction and perpetual maintenance of the masonry screening wall that is required on the non-residential property under the provisions of this Ordinance.

(19) SW6: Minimum six (6) and maximum eight (8) foot tall screening wall.

(20) SW8: Eight (8) foot tall screening wall.

(21) The SW6 and SW8 screening walls required in this section shall be constructed of the following materials:

(a) Brick, stone or split-face concrete masonry unit;

(b) Pre-cast concrete wall or pour in place concrete wall with a similar appearance as brick, stone or split-face concrete masonry unit;

(22) SD6: Minimum six (6) foot and maximum of eight (8) foot screening device.

(23) The SD6 screening device required in this section shall be constructed of the following materials.

(a) Wood – Cedar or redwood only;

(b) Masonry – Brick, stone, decorative or split-face block only;

(c) Pre-cast concrete wall or pour-in-place concrete walls with a similar appearance as wood or masonry;

(d) Wrought iron or tubular steel provided that screening shrubs (able to screen up to six (6) feet in height within eighteen (18) months of planting) are placed adjacent to the fence on private property;

(e) Combination of two or more of the above construction materials; or

(f) Other alternate construction materials provided that the Planning and Zoning Commission explicitly authorize them.

(24) Notwithstanding the above, the school district may use chain link fencing with slats that provide ninety (90) percent opacity.

(25) Construction Design of the screening wall and device shall be in accordance with the following:

(a) Screening device shall be constructed with cedar or redwood panels and supported by horizontal rails of the same materials. Galvanized steel posts with concrete footings shall be placed at intervals of no longer than eight (8) feet on center. The galvanized steel posts shall be a minimum 15 to 18 gage and minimum 2-3/8" in diameter. There shall be at least three (3) horizontal rails for a six (6) foot high fence and four (4) horizontal rails for an eight (8) foot high fence. A hole with a minimum diameter of ten (10) inches and a minimum depth of twenty-four (24) inches shall be required for the concrete footings.

(b) The side of a screening device with horizontal rails and posts shall not face the adjacent property or street along the perimeter of the development.

(c) When a screening wall is built in phases for a development, the color, height, style and exterior finish for all phases shall be as closely similar as possible, and shall, in no case, be incompatible. The screening wall shall be equally finished on both sides.

(d) All screening walls required by this section shall be constructed of materials with earth tone colors or traditional masonry colors. Screening walls with nontraditional masonry colors shall be prohibited.

(e) Smooth-face concrete masonry units (i.e., haydite blocks) shall not be permitted as construction material for screening.

(f) The screening wall or device shall be designed and constructed to prevent any drainage or erosion problems.

(g) A metal “L” or similar support bracket shall be situated under the bottom row of brick or stone of the screening wall.

(h) The height of a screening wall or device shall be measured from the ground level at the bottom of the wall or device. However, a screening wall or device erected on top of a retaining wall or structure shall not exceed six feet (6) in height as measured from the bottom of the screening wall or device to the top thereof.

(i) Designs for the SW6 and SW8 shall be prepared and sealed by a professional architect or engineer and designed in accordance with the City of Mansfield Building Code.

(26) The owner of the property with the required screening shall be responsible for the maintenance of the screening in a structurally sound condition. This provision does not relieve abutting property owner of liability for damage caused by such owner or his employees, agents, or contractors.

*(O) Residential Subdivision Screening and Buffering.*

(1) Screening and buffering of a residential subdivision shall comply with the requirements of the Subdivision Control Ordinance, as amended.

(2) Buffering shall be provided in the form of a common area lot(s) wherever a residential subdivision is adjacent to a public thoroughfare. The intent is to create an aesthetically pleasing corridor which encourages harmony and discourages monotony, while ensuring safety and security and reducing noise and glare in neighborhoods. Community perimeter walls or fences shall be constructed of masonry materials or ornamental metal, such as wrought iron, or a combination of both, and located within a minimum twenty (20) foot landscaped area adjacent to the thoroughfare.

(3) In addition to the Enhanced Entryway Standards in section 155.056, a variety of plant materials shall be provided from division (CC), “Recommended Plant List” or as approved by the Landscape Administrator. Twenty-five (25) percent of the length of the screening device shall have shrub beds, flower beds and groundcover. At minimum, one canopy tree and one ornamental tree shall be provided every fifty (50) linear feet, or portion thereof.

*(P) Street Landscape Setback.*

(1) When any townhouse is constructed on a lot in a MF-1 or MF-2 District, a twenty-five (25) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street. The setback shall not include any paved area, except for pedestrian walkways or paths or vehicular drives that may intersect the setback and which shall be the minimum width necessary to provide pedestrian or vehicular access.

(2) When any apartment (i.e., multi-family) is constructed on a lot in a MF-1 or MF-2 District, a fifty (50) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street. The setback shall not include any paved area, except for pedestrian walkways or paths or vehicular drives that may intersect the landscape setback and which shall be the minimum width necessary to provide pedestrian or vehicular access. Other building setbacks may also apply (Refer to Table (B)(1) in Section 155.055).

(3) When any land use is established on a lot in the OP, C-1, C-2, C-3, I-1, I-2, FR, SE, and PD Districts, a twenty (20) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street, exclusive of driveways and access ways at points of ingress and egress to and from the lot. For single-family residential (detached) in a PD District, a twenty (20) foot wide landscape setback shall not be required along any lot line bordering a street or civic space or other required open space.

(4) When a permitted building dedicated to arts, culture, education, government, and places of worship is established on a lot in a PR, A, SF, 2F, MF-1, or MF-2 District, a twenty (20) foot wide landscape setback shall be provided along the entire boundary of the lot that abuts a public street, exclusive of driveways and access ways at points of ingress and egress to and from the lot.

(5) Within the required landscape setback, one (1) canopy tree shall be provided for each forty (40) feet or portion thereof, except that for any multi-family dwelling, one (1) canopy tree and one (1) ornamental tree shall be provided for each forty (40) feet or portion thereof.

(6) Trees planted within the landscape setback may be clustered or staggered in order to achieve a naturalistic disposition, provided tree spacing shall not be greater than fifty (50) feet.

*(Q) Parking Lot Perimeter Landscaping.*

(1) In the MF-1, MF-2, OP, C-1, C-2, C-3, I-1, I-2, FR, SE, and PD Districts, and for all permitted buildings dedicated to arts, culture, education, government, and places of worship in any zoning district, all surface parking lot, vehicular use and maneuvering areas that are not visually screened from thoroughfares and civic spaces or other required open space by buildings shall be screened from view of thoroughfares and civic spaces and other required open spaces in accordance with the following requirements:

(a) The screening shall be a minimum height of three (3) feet, at maturity, (in case of plants) above the grade of the parking lot, vehicle use and/or maneuvering areas.

(b) The screening shall consist of one or a combination of the following:

- i. Screening shrubs;
- ii. Sodded berms; or
- iii. Screening wall constructed of brick, stone, or stucco (i.e., hard-coat with three-step process) material masonry building material that complement the building, three feet high with shrubs.

(c) The screening may occur within the street landscape setback.

(d) Landscaping, except required grass and low ground cover, shall not be located closer than three (3) feet from the edge of any parking space. Wheel stops may be used if desired.

(R) *Parking Lot Internal Landscaping.* Any parking lot that contains twenty (20) or more parking spaces shall provide internal landscaping as provided below:

(1) A ratio of one canopy tree for every ten (10) parking spaces shall be provided throughout any surface parking lot.

(2) Planting areas for trees within the parking rows of a surface parking lot shall be achieved by one or both of the following:

(a) A continuous landscaped median strip, at least six (6) feet wide (back-of-curb to back-of-curb) between rows of parking spaces. Trees shall be placed at intervals no greater than forty (40) feet apart or fraction thereof.

(b) Landscape islands, at least the minimum size of a regular parking space of nine by eighteen feet (9' X 18') or one hundred sixty-two (162) square feet.

(3) Parking lots that are designed with planted or raised landscape islands shall design the islands so as not to interfere with the opening of car doors in adjacent spaces.

(4) Every required landscape island must include one (1) canopy tree.

(S) *Surface Parking Lot End Caps.* One (1) landscape island shall be located at the terminus of each row of parking and shall contain one (1) tree.

(1) Landscape islands are not required when the surface parking lot spaces are located behind a building and are screened from view of the street or civic space or other required open space for warehousing and distribution, manufacturing, or wholesale uses.

(T) *Drive Aisles into Non-Residential Projects.* A landscape median strip with a minimum width of six (6) feet (back-of-curb to back-of-curb) shall be incorporated in the parking lot design to separate the parking area and the drive aisle with direct connection to the street. One (1) tree shall be planted for every forty (40) linear feet or fraction thereof.

(U) *Foundation Area and Ground Equipment Landscaping.*

(1) In the OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts, and all permitted buildings dedicated to arts, culture, education, government, and places of worship in any zoning district, a minimum four (4) foot wide landscape area shall be required adjacent to or within ten (10) feet of all building façades with building entrances and building façades facing a public street (exclusive of driveways, access walkways, and loading docks and service and delivery areas).

(2) Planting shall emphasize softening large expanses of building walls, accenting building entrances and architectural features, and screening mechanical equipment and shall include a variety of grass, ground cover, plants, flower beds, shrubs, and trees.

(3) Where there are extended roofs or similar architectural features including, but not limited to awnings and canopies are used to provide a covered walkway adjacent to a building, foundation plantings may be omitted. However, landscaping is encouraged to distinguish vehicular areas from the building(s).



(4) Plantings shall be situated around, along or adjacent to the low wing walls or screening walls required in this Section.

(V) *Retaining Walls.* Retaining walls four (4) feet in height or taller shall be made of brick or brick veneer or stone or stone veneer and shall be capped. Retaining walls less than four (4) feet in height shall be supplemented with evergreen shrubs subject to the review and approval of the Landscape Administrator.

(W) *Detention/Retention Ponds.*

(1) Detention and retention ponds, or other holding areas that are part of a storm / surface water system, shall be enhanced as an amenity of the new development.

(2) When not designed as an integral part of a landscape plan or featured as an amenity (i.e., water features in a wet bottom basin or recreation/open space in a dry bottom basin) all detention ponds, retention ponds, or other similar holding areas shall be screened from view from any existing or future public street, from existing or planned civic spaces or other required open spaces, and from adjoining property. Screening may be accomplished using landscape materials that complement the overall design of the site or screening walls or devices matching the predominant building materials used on the adjacent buildings or landscaping. When screening walls or devices are used, provisions should be made for safety, access and maintenance of any pond areas

(3) The development of any storm/surface water system shall be in accordance with all applicable design criteria established by the Public Works Department.

(X) *Street Intersection Landscape Areas.* For all new development in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts, where lots or parcels of land are located at the intersection of two (2) streets where at least one street has a right-of-way width of sixty (60) feet or larger as shown on the City's Thoroughfare Plan, a thirty (30) foot landscape setback shall be provided parallel to the minimum visibility triangle required by the Mansfield Roadway and Access Management Criteria. No landscaping improvement shall be installed or constructed within any visibility triangles.

(Y) *Other Landscape Areas.* For all development in the MF-1, MF-2, OP, C-1, C-2, C-3, D, S, I-1, I-2, FR, SE, and PD Districts a minimum of ten (10) percent of each lot shall be devoted to living landscaping which shall include grass, ground cover, plants, flower beds, shrubs and trees. Required street landscape setbacks, intersection landscaping, foundation landscaping and landscape buffer yards may be included in this calculation. Parking lot internal and perimeter landscaping shall not be included in the calculations unless an area exceeds the minimum requirement of this Section, then the additional area may be included.

(Z) *Residential Landscape Requirements.* Landscape Plans prepared by an RLA are not required for any lot or parcel of land in the PR, A, SF, and 2F Districts; however, home builders shall submit a Landscape Plan prepared by an RLA for common areas and civic space and other required open space for the proposed project that meets the applicable standards of this Section. A landscape plan prepared by an RLA shall be required for all residential projects in the D, S, and PD Districts.

(1) Every lot in a PR, A, SF, 2F, MF-1, MF-2, D, and S District shall provide a minimum number of canopy trees per lot or dwelling as follows:

<b>ZONING DISTRICT</b>	<b>MINIMUM NUMBER OF TREES REQUIRED</b>
PR	4 per a lot
A	N/A
SF-12/22/ SF-5AC/24	4 per lot
SF-9.6/20	3 per lot
SF-8.4/18 or 16	3 per lot
SF-7.5/16 or 12 and SF-6/12	2 per lot
2F	1 per dwelling
MF-1 or MF-2	1 per
D (i.e., D-1)*	2 per lot
D (e.g., D-2, D-3, and SD-1)*	Determined by warrant
S (e.g., T-3, T-4, T-5, and T-6)*	Determined by warrant

\*In the D and S Districts, frontage trees must comply with the street type requirements for these districts. Minimum site plantings will be determined by warrant.

(2) All required trees shall be planted prior to approval of final inspection or occupancy of the applicable dwelling unit.

(3) All residential streets shall have streetscapes planted with trees. Trees shall be planted in all parkways (i.e., portion of the street that accommodates street trees and other landscape) where a parkway is a minimum of four (4) feet in width, unless otherwise approved by the Director of Planning or designee. Street tree species shall be subject to review and approval by the Landscape Administrator. No street tree shall be planted within thirty (30) feet of an intersection.

(AA) *Residential Foundation Plantings.*

(1) In the PR, SF, 2F, D, S, and PD Districts, shrubs shall be planted for at least twenty-five (25) percent of the length of the foundation fronting a thoroughfare or a civic space or other required open space for all single-family residential (detached). This provision shall not apply to any foundation screened from the thoroughfare or civic space or other required open space by a fence, hedge, wall, or other visual screen subject to the review and approval by the Landscape Administrator.

(2) In the MF-1, MF-2, D, S, and PD Districts, a single row of evergreen shrubs shall be planted along the entire length of the building façade of each townhouse (including row houses) and multi-family residential building, excluding driveways, walkways, and other pedestrian paths.

(3) In the MF-1, MF-2, D, S, and PD Districts, evergreen shrubs shall be planted around HVAC units, meters, transformers, and other utility units; trash containers, refuse or recycling storage facilities; pool equipment, or service areas, as well as around and adjacent to the screening walls required by this Section. Openings or access to the equipment shall not be obstructed; and openings shall be oriented so that they are not visible from the public right-of-way or open space to the extent practical. The height of the shrubs required herein shall be equal to or greater than the height of the HVAC units, meters, transformers, and other utility units; trash containers, refuse or recycling storage facilities; pool equipment, or service areas required to be visually screened.

(4) Unless specified otherwise, the above screening shrubs shall be a minimum of two (2) feet in height at the time of planting and not of a dwarf variety.

(BB) *Residential Lawn Requirements.*

(1) In the PR, SF, 2F, D, S, and PD Districts, the front, side and rear yards adjacent to a single-family residential dwelling (detached), that is outside of any rear yard fencing shall be planted with grass or ground cover, exclusive of driveways, sidewalks, flower beds, gardens, and other planting prior to final inspection. Regardless of the zoning district, for lots over twenty thousand (20,000) square feet, the area around the dwelling extending twenty-five (25) feet from the pad, shall be planted with grass or ground cover, exclusive of driveways, sidewalks, flower beds, gardens, etc. prior to final inspection.

(2) In the MF-1 and MF-2 Districts, all lawns shall be sodded or planted in ground cover, exclusive of driveways, sidewalks, flowerbeds, gardens, and other permitted landscape material prior to final inspection.

(3) All residential lawns and landscaping shall be irrigated with an underground irrigation system as specified in this Section. On large lots, the area of irrigation may be limited to 12,000 square feet, subject to approval by the Landscape Administrator.

(CC) *Preservation Credits.*

(1) The following preservation credits shall be considered when developing around existing quality trees.

(2) Quality trees preserved on a site meeting the herein specifications may be credited toward meeting the tree requirement of any landscaping provision of this section for that area within which they are located, according to the following table:

Diameter (DBH) of Existing Tree	Credit against Tree Requirement
6" to 8"	2 trees
9" to 15"	3 trees
16" to 30"	4 trees
31" to 46"	5 trees
47" or more	8 trees

(3) For purposes of this section, the Diameter at Breast Height (DBH) dimension shall be measured at four and one-half (4-1/2) feet above the ground and shall be rounded to the nearest whole number.

(4) Existing trees, not on the approved tree list, may receive credit if authorized by the Landscape Administrator.

(5) Credit will be revoked where trees intended for preservation credits are damaged due to, among other things, construction, broken branches, and soil compaction or soil cut/fill.

(6) To receive credit for existing trees in a parking area, the island or area around the trunk of the tree must be enlarged and sized properly to ensure the best scenario for survival.

(7) Prior to any construction or land development, the developer shall clearly mark all trees to be preserved. Protective barriers shall be installed and maintained throughout the development process. The developer shall not allow the movement of heavy equipment or the storage of equipment, materials, debris, or fill to be placed within the drip line of any trees. This is not intended to prohibit the normal construction required within parking lots.

(8) During construction, the developer shall not allow cleaning of equipment or material under the canopy of any existing tree or group of trees. There shall be no disposal of any waste material such as, but not limited to, paint, oil, solvents, asphalt, concrete, mortar, etc., under the canopy of any existing tree or group of trees.

(9) No attachment or wires of any kind, other than those of a protective nature, shall be attached to any tree.

(10) If any tree that was preserved and used as a credit toward landscaping requirements is later removed for any reason, it shall be replaced by the number of trees for which it was originally credited. Replacement trees shall have a minimum trunk caliper of three (3) inches.

(DD) *Prohibited Plant List*. The plants listed below shall not be used to fulfill the planting requirements of this section.

(1) Prohibited trees:

<b>(Common Name)</b>	<b>(Botanic Name)</b>
Arborvitae	<i>Thuja occidentalis</i>
Arizona Ash	<i>Fraxinus velutina</i> 'Arizonia'
Bois D'arc	<i>Maclura pomifera</i>
Bradford Pear	<i>Pyrus calleryana</i> 'Bradford', 'Callery'
Chinese Tallow	<i>Sapium sebiferum</i>
Cottonwood	<i>Populus deltoides</i>
Elm, Siberian	<i>Ulmus pumila</i>
Lombardy Poplar	<i>Populus nigra italica</i>
Maple, Silver	<i>Acer saccharinum</i>
Mimosa	<i>Albizzia julibrissen</i>
Mulberry	<i>Morus alba</i>
Willow	<i>Salix species</i>

(2) Prohibited shrubs:

<b>(Common Name)</b>	<b>(Botanic Name)</b>
Euonymus	<i>Euonymus japonicus</i>
Ligustrum	<i>Ligustrum japonicum</i>
Pittosporum	<i>Pittosporum tobira</i>
Loquat	<i>Eriobotrya japonica</i>
Oleander	<i>Nerium oleander</i>

(EE) *Recommended Plant List*. All plants used to satisfy this ordinance shall be of a species common or adaptable to this region of Texas. The following is a list of recommended plants. Plant material not on this list must be approved by the Landscape Administrator before installation.

(1) Recommended canopy trees:

<b>(Common Name)</b>	<b>(Botanic Name)</b>
American Elm	<i>Ulmus americana</i>
Austrian Pine	<i>Pinus nigra</i>
Bald Cypress	<i>Taxodium distichum</i>
Bald Cypress, Montezuma	<i>Taxodium mucronatum</i>
Black Hickory	<i>Carya texana</i>
Black Walnut	<i>Juglans nigra</i>
Elm, Cedar	<i>Ulmus crassifolia</i>
Chinese Pistache	<i>Pistacia chinensis</i>
Eastern Red Cedar	<i>Juniperus virginiana</i>
Ginkgo	<i>Ginkgo biloba</i>
Green Ash	<i>Fraxinus pennsylvanica</i>
Gum Bumelia	<i>Bumelia lanuginosa</i>
Magnolia, DD Blanchard	<i>Magnolia Grandiflora</i> 'DD Blanchard'
Magnolia, Southern	<i>Magnolia grandiflora</i>
Maple, Big Tooth	<i>Acer grandidentatum</i>
Oak, Bigelow	<i>Quercus sinuata</i>
Oak, Black	<i>Quercus velutina</i>
Oak, Blackjack	<i>Quercus marilandica</i>
Oak, Bur	<i>Quercus macrocarpa</i>
Oak, Chinquapin	<i>Quercus muehlenbergi</i>
Oak, Lacy	<i>Quercus laceyi</i>
Oak, Live	<i>Quercus virginiana</i>
Oak, Mexican White	<i>Quercus polymorpha</i>
Oak, Post	<i>Quercus stellata</i>
Oak, Sawtooth	<i>Quercus accutissima</i>
Oak, Shumard	<i>Quercus shumardi</i>
Oak, Texas Red	<i>Quercus buckleyi</i>
Pecan	<i>Carya illinoensis</i>
Rusty Blackhaw	<i>Viburnum rufidulum</i>
Sweet Gum	<i>Liquidambar styraciflua</i>
Texas Ash	<i>Fraxinus texensis</i>
Texas Walnut	<i>Juglans microcarpa</i>

(2) The following recommended tree species shall be allowed in medians and rights-of-way when approved by the city. Additional tree species with non-aggressive root systems/deep root systems may be authorized for planting in such areas by the Landscape Administrator.

<b>(Common Name)</b>	<b>(Botanic Name)</b>
Bald Cypress 'Shawnee Brave'	<i>Taxodium distichum</i> 'Shawnee Brave'
Chinese Pistache 'Keith Davey'	<i>Pistacia chinensis</i> 'Keith Davey'
Elm, Cedar	<i>Ulmus crassifolia</i>
Elm, Allee	<i>Ulmus chinensis</i> , Allee
Ginkgo	<i>Ginkgo biloba</i>
Goldenrain Tree	<i>Koelreuteria paniculata</i>
Black gum	<i>Nyssa sylvatica</i>
Honeylocust, Thornless	<i>Gleditsia tricanthos</i> f. <i>inermis</i>
Maple, Big Tooth	<i>Acer grandidentatum</i>
Maple, October Glory	<i>Acer rubrum</i> 'October Glory'

Maple, Trident	<i>Acer buergerianum</i>
Oak, Durand	<i>Quercus sinuata</i> var. <i>sinuate</i>
Oak, Monterrey	<i>Quercus polymorpha</i>
Oak, Chinquapin	<i>Quercus muehlenbergi</i>
Sweetgum	<i>Liquidambar styraciflua</i>
Sycamore, American	<i>Platanus occidentalis</i>
Sycamore, Mexican	<i>Platanus mexicana</i>

(3) The following recommended tree species are understory and ornamental trees. They are allowed to be planted in overhead utility easements where required. These species were selected due to their relatively small mature size and growth characteristics. Trees planted in these areas shall be planted at a ratio of two trees for every one canopy tree required.

<b>(Common Name)</b>	<b>(Botanic Name)</b>
Carolina Buckthorn	<i>Rhamnus caroliniana</i>
Cherry Laurel	<i>Prunus caroliniana</i>
Crape Myrtle	<i>Lagerstroemia indica</i>
Desert Willow	<i>Chilopsis linearis</i>
Eve's Necklace	<i>Sophora affinis</i>
Eldarica Pine	<i>Pinus eldarica</i>
Goldenrain Tree	<i>Koeleruteria paniculata</i>
Hercules Club	<i>Zanthoxylum dava-herculis</i>
Japanese Black Pine	<i>Pinus thunbergii</i>
Mexican Buckeye	<i>Ungnadia speciosa</i>
Mexican Plum	<i>Prunus mexicana</i>
Native Hawthorns	<i>Crataegus spp.</i>
Permsimmon	<i>Diospyros virginiana</i>
Ponderosa Pine	<i>Pinus ponderosa</i>
Possumhaw Holly	<i>Ilex decidua</i>
Prairie Flame-leaf Sumac	<i>Rhus lanceobta</i>
Redbuds	<i>Cercis spp.</i>
Rusty Blackhaw Viburnum	<i>Viburnum rufidulum</i>
Savannah Holly	<i>Ilex opaca</i> 'Savannah'
Shantung Maple	<i>Acer truncatum</i>
Slash Pine	<i>Pinus elliottii</i>
Southern Wax Myrtle	<i>Myrica cerifera</i>
Texas Buckeye	<i>Aesculus arguta</i>
Vitex	<i>Vitex agnus-castus</i>
Yaupon Holly	<i>Ilex vomitoria</i>

(4) Recommended shrubs:

<b>(Common Name)</b>	<b>(Botanic Name)</b>
Dwarf Burford Holly	<i>Ilex burfordii</i> 'nana'
Dwarf Chinese Holly	<i>Ilex cornuta</i> 'Rotunda'
Dwarf Crape Myrtle	<i>Lagerstroemia indica</i>
Dwarf Wax Myrtle	<i>Myrica pusilla</i>
Dwarf Yaupon	<i>Ilex vomitoria</i> 'nana'
Eleagnus	<i>Eleagnus ebbengii</i>
Flowering Quince	<i>Chanomeles</i> 'Texas Scarlet'
Forsythia	<i>Forsythia intermedia</i>

Foster Holly  
 Glossy Abelia  
 Japanese Barberry  
 Nandina  
 Nellie R. Stevens Holly  
 Pampas Grass  
 Photinia  
 Red Barberry  
 Red Yucca  
 Sea Green Juniper  
 Spiraea  
 Tam Juniper  
 Texas Sage  
 Variegated Privet

*Ilex x attenuata 'Foster'*  
*Abelia grandiflora*  
*Berberis thunbergii*  
*Nandina Domestica*  
*Ilex x 'Nellie R. Stevens'*  
*Cordateria Selloana*  
*Photinia Fraseri*  
*Berberis thunbergii*  
*Hesperaloe parvifolia*  
*Juniperus Chinensis 'Sea Green'*  
*Spiraea prunifolia*  
*Juniperus sabina 'Tam'*  
*Leucophyllum frutescens*  
*Ligustrum sinense 'Variegata'*

(FF) *Landscape Plan Summary Charts.* These charts shall be completed with information and provided on every landscape plan submittal. They represent the minimum amount of information required. The charts may be amended from time to time, as needed, without revising the ordinance.

SUMMARY CHART – BUFFER YARDS/SETBACKS							
<u>Location of Buffer Yard or Setback</u>	<u>Required/ Provided</u>	<u>Length</u>	<u>Buffer yard or Setback Width/Type</u>	<u>Canopy Trees</u>	<u>Ornamenta l Trees</u>	<u>Shrubs</u>	<u>Screening Wall/Device Height &amp; Material</u>
North	Required						
	Provided						
East	Required						
	Provided						
South	Required						
	Provided						
West	Required						
	Provided						
*Note any credits used in calculations:							
a.							
Other comments:							
1.							
2.							
3.							

SUMMARY CHART – INTERIOR LANDSCAPE						
	Landscape Area (in Sq Ft)	% of Landscape Area	Canopy Trees	Ornamental Trees	Shrubs	Ground Cover (in Sq Ft)
<b>Required</b>						
<b>Provided</b>						
<b>*Note any credits used in calculations:</b> <b>a.</b>						
<b>Other Comments:</b> 1. 2. 3.						

SUMMARY CHART – INTERIOR PARKING LOT LANDSCAPING	
<b># Of Required Parking Spaces</b>	
<b># Of Provided Parking Spaces</b>	
<b># of Tree Islands Provided</b>	
<b>*Note any credits used in calculations:</b> <b>a.</b>	
<b>Other Comments:</b> 1. 2.	

*EXISTING TREE CREDIT SUMMARY		
	Canopy Trees	Applied to Understory Trees
Trees @ 6" - 12" DBH	_____	_____
Trees @ Greater than 12" DBH	_____	_____



(GG) Typical Plant Material List Summary Charts.

QNTY	SYM	COMMON NAME	BOTANICAL NAME	SIZE
	HT	NOTES		
<b><u>CANOPY TREES</u></b>				
##	CE	Cedar Elm	<i>Ulmus crassifolia</i> Single trunk	4" cal.
##	BO	Bur Oak	<i>Quercus macrocarpa</i> Single trunk	4" cal.
##	LB	Lace Bark Elm	<i>Ulmus parvifolia</i> Single trunk	4" cal.
##	ST	Sawtooth Oak	<i>Quercus accutissima</i> Single trunk	4" cal.
##	BC	Bald Cypress	<i>Taxodium distichum</i> Single trunk	4" cal.
<b><u>ORNAMENTAL TREES</u></b>				
##	AP	Austrian Pine	<i>Pinus nigra</i> Full branch pattern	30 gal. 6'-8'
##	ST	Shantung Maple	<i>Acer truncatum</i>	30 gal. 8'-10'
##	VT	Vitex	<i>Vitex agnus-castus</i>	B&B 6'-8'
##	SH	Savannah Holly	<i>Ilex opeca</i>	15 gal. 8'-10'
##	DH	Possumhaw Holly	<i>Ilex decidua</i>	B&B 6'-8'
<b><u>SHRUBS</u></b>				
##	EL	Eleagnus	<i>Eleagnus ebbengii</i> Plant 30" on center	3 gal.
##	NH	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i> Plant 5' on center	5 gal.
##	TS	Texas Sage	<i>Leucophyllum frutescens</i> Plant 3' on center	5 gal.
##	RY	Red Yucca	<i>Hesperaloe parvifolia</i> As shown	5 gal.
##	TJ	Tam Juniper	<i>Juniperus Sabina</i> Plant 3' on center	3 gal.
<b><u>GROUNDCOVERS</u></b>				
##	CJ	Creeping Juniper	<i>Juniperus horizontalis</i> Plant 24" on center	3 gal.
##	MH	Maidenhair Grass	<i>Miscanthus spp.</i> Plant 3' on center	3 gal.
##	WC	Winter Creeper	<i>Euonymus fortunei</i> Plant 12" on center	4" pot
##	VC	Virginia Creeper 3' O.C. under existing Post	<i>Parthenocissus quinquefolia</i>	1 gal.

